

083.A

0007

0004.1

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
394,500 / 394,500  
394,500 / 394,500  
394,500 / 394,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		NEWLAND RD, ARLINGTON

## OWNERSHIP

Owner 1: TIERNEY CAILEEN/TRUSTEE	Unit #:	1
Owner 2: FITZGERALD FAMILY IRREVOCABLE		
Owner 3: TRUST		
Street 1: 4 NEWLAND RD		
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: FITZGERALD DONNA M -

Owner 2: -

Street 1: 4 NEWLAND RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1940, having primarily Wood Shingle Exterior and 862 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7930												G9				

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	394,500			394,500		
							290576
							GIS Ref
							GIS Ref
							Insp Date
							08/15/18



Patriot  
Properties Inc.

!15553!

## PRINT

Date	Time
12/30/21	20:57:24

## LAST REV

Date	Time
08/15/18	13:51:56

15553

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD DONN	66774-366		2/9/2016	Convenience		1	No	No	
DIXON MARY PATR	50553-424		1/3/2008		319,000	No	No		
DIXON MARY PATR	50002-324		8/27/2007	Family		1	No	No	M DEED

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2018	Measured	DGM	D Mann
2/11/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CND

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: 8 - Brick Veneer	25%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
				<b>CONDOS INFORMATION</b>				Lvl 2									
								Lvl 1									
								Lower									
								Totals	RMs: 6	BRs: 2	Baths: 1	HB					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal: 2 - Plaster				Functional:		%		Interior:		1	6	2					
Sec Int Wall:	%			Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:	2001								
Sec Floors:	%			Total:		18.6 %		Plumbing:									
Bsmt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	305.00			Heating:									
Bsmt Gar: 1				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 0.99732518													
Insulation: 2 - Typical				Adj \$ / SQ: 410.649													
Int vs Ext: S				Other Features: 67500													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.14999998													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac:	NO	Adj Total: 484701													
% Com Wal		% Sprinkled		Depreciation: 90154													
				Depreciated Total: 394547													
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 083.A-0007-0004.1																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			
																	
UnSketched SubAreas: GLA: 862,																	
<b>SUB AREA</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
GLA	Gross Liv Ar	862	410.650	353,979													
<b>SUB AREA DETAIL</b>																	
Net Sketched Area:	862	Total:	353,979														
Size Ad	862	Gross Area	862	FinArea	862												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	
																	